

086.A

0004

0155.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

425,500 / 425,500

USE VALUE:

425,500 / 425,500

ASSESSED:

425,500 / 425,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
155		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DOCTROW SUSAN R	
Owner 2: PETERSON JOHN M	
Owner 3:	

Street 1: 99 WESTMINSTER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MORAN DIANE -
Owner 2: -

Street 1: 155 WESTMINSTER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1898, having primarily Clapboard Exterior and 946 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7373
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**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								317459
								GIS Ref
								GIS Ref
								Insp Date
								08/20/18
								08/20/18
								!16249!



**USER DEFINED**

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
12/11/20 05:52:33
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	102	FV	419,500	0	.
2019	102	FV	426,800	0	.
2018	102	FV	378,900	0	.
2017	102	FV	346,400	0	.

  

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
MORAN DIANE, 75508-268	2	9/1/2020			450,000 No No
GERVAIS MICHAEL 64939-141		2/20/2015			385,000 No No

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
12/2/2020	SQ Returned	JO Jenny O	
11/19/2020	SQ Mailed	MM Mary M	
8/20/2018	Measured	DGM D Mann	
3/1/2016	Sales Review	PT Paul T	
2/23/2016	NEW CONDO	PC PHIL C	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			Master Deed 64900-1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 2 - Clapboard				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: GREEN				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1898	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G17	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 43.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:	%	Interior:		1	4	1							
Sec Int Wall: %				Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors: %				Total: 18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>		Electric:											
Subfloor:				Basic \$ / SQ: 295.00		Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002		General:											
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 398.210													
Int vs Ext: S				Other Features: 75833													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 522684													
% Com Wall				Depreciation: 97219		Juris. Factor: 1.00	Before Depr: 459.93										
				Depreciated Total: 425464		Special Features: 0	Val/Su Net: 449.79										
						Final Total: 425500	Val/Su SzAd: 449.79										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 086.A-0004-0155.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			